\$2,500,000 LEASE ON

Operating Company Acquires

Big Structure at Corner of

Fourth Street.

For a rental approximating \$2,500,000,

the twelve story loft and store at 692

to 698 Broadway, southeast corner of

Fourth street, has been leased by Will-

tam S. Sussman, Inc., for Samuel Keller Jacobs of Walter Emmerich & Co., who

last week purchased the property

through the same brokers from the Winter Realty Company.

The lessee is the Winona Operating

Company, represented by Nathan Bifur

of the law firm of Bijur & Herts.

Leases in the building expire next

February, at which time the lessees

plan to make extensive alterations to

the property. The building was erected

Starrett Construction Company and

stands on a site fronting 45 feet on

Broadway and 277 feet on Fourth street,

extending back to Lafayette street,

A nineteen year lease of the four story

building, 98.9x100, at the northeast cor-

ner of Eleventh avenue and Thirtyfourth street has been obtained by

Sebastian Silvester from the Hoster Realty Company. The lessee will pay a net rental of \$10,500 for the first nine years and \$13,500 for the following ten

years.

Henry Trenkmann rented store and basement in 25 and 207 Canal street, through to Howard street, approximately 20,000 square feet, to the Trumpbour-Whitehead Brass and Copper Com-

Louis Schrag leased for Ritchie & Cornell store in 136 West Twenty-third street to the P. & S. Electrical Supply

where the frontage is 75 feet.

a few years ago by the Thompson

BROADWAY BLDG.

REAL ESTATE AT AUCTION.

An Invitation to

Socialists, Anarchists, Bolshevists,

Students of the Rand School,

and Malcontents Generally!

On May 28th and 30th, scarcely a month ago, at the

first sale of Unrestricted Lots at Long Beach, \$2,000,-

000.00 was spent in a few hours by investors, specu-

lators, builders, tradesmen, caterers and hotel-keepers,

whose secret purpose, I am convinced, is to get rich

quick and to lead a life of ease and independence at the

I know what I am talking about! I know the bunch

that was down at Long Beach last Decoration Day, and

I know the bunch that is coming here next Saturday,

July 2nd and Monday, July 4th-there isn't one of

them who couldn't smell a \$1,000,000.00 twenty-three

miles away!-and my suggestion is, that you stop wast-

ing your time on men at the top and start nipping

The restrictions are off at Long Beach-its develop-

ment is surging forward by leaps and bounds-a new

steel bridge is building-railroad facilities are to be doubled-property values are rising-hundreds of new buildings are going up-and by gosh! the same age-old capitalistic greed steps in to exploit the natural re-

Come down to the Second Sale and I will show you

real estate men growing fat by selling lots-builders

planning to make a profit off bungalows-hotel men

dreaming of \$30 a day for a room and bath-restaurateurs mentally charging \$1.00 per portion for chowder-adventurers planning to make money out of

The very people who a few years from now

will be pilloried as malefactors of wealth

Can Be Caught Red-Handed

AbsoluteAuctionSale of 975 Lots

LONG BEACH

AT 2.30 P. M.—RAIN or SHINE

TO-MORROW

Saturday, July 2nd

And Monday July 4th

IN A MAMMOTH TENT, PARK STREET, NEAR RAILROAD STATION 80% in monthly install

70% at 6%-60% at $5\frac{1}{2}\%-50\%$ at 5% may remain on mortgage Immediate occupancy can be had under a tenancy arrangement for the purpose of building at once on your lot. SEND FOR BOOKMAP

expense of the community!

potential millionaires in the bud.

sources of the Pee-pul!

bathhouses on the beach-

Mortgages according to your needs. Savings Banks books accepted on deposit.

Liberty Bonds accepted at market value.

Title Guarantee and Trust Co. Policies Free.

INVESTORS BUY THE FULTON AND HUDSON

Six Story Flats on Lenox Ave. Valued at \$850,000 Pass Into New Hands.

The six story Fulton and Hudson Court apartments at 68 and 70 Lenox occupying the block front on the easterly side of the avenue, between on the site of 113th and 114th streets, the old Balmoral Hotel, once a Harlem landmark, have been sold by Samue Williams and Joseph H. Schwartz to Herskovita & Raynes for investment.

The property was valued at \$850,000. The structures were erected about ten years ago by Adelstein & Avrutine. Years ago by Adelstein & Avrutine.
They are six stories, each eccupying a site 100.11x125, and contain accommodations for eighty families, the suites ranging from five to eight rooms. There are stores along the avenue front. The property returns an angual rental of approximately \$125,000. They were purchased by the sellers two years ago. Leon Muchnik was the broker.

Lower Fifth Ave. Loft to Be Sold. The eight story store and loft building, 25.6x80, at 103 Fifth avenue, north of Seventeenth street, is scheduled to be sold in foreclosure by J. H. Mayers on Thursday, July 21. The proceedings were instituted by the Seamen's Bank for Savings against Frank Waller and others to recover a mortgage, which, with interest, amounts to \$139,510.78. The property is encumbered with back taxes amounting to \$1,800.

Other Multifamily Property Deals. Charles Galewski has resold at a substantial profit to David Harrison 519
West Iblst street, a five story apartment house, 34x100, near Broadway. It
was held at \$45,000 and rents for about
\$7,500 annually. Walter Fox was the
broker. Mr. Galewski bought the property recently from the Navahoe Realty
Company.

erty recently from the Navahoe Realty Company.
Duff & Brown Company sold for the Kings County Trust Company 542 West 133d street, a five story flat, 17.6x169.
Slawson & Hobbs sold 607 West 138th street, a five story twenty family apartment house, 5x106, for Dr. J. S. Curtiss.
Apartments in the La Touraine, 50 Morningside Drive, were sold on the 100 per cent. cooperative ownership plan to Malcom E. Craig, Elizabeth Gurney and James McClaye, through Spotts & Starr, Inc., agents.
The four five story flats, each 25x100, at 44 and 46 and 52 West End avenue, near Sixty-first street, have been sold by the Wildhart Realty Company to Jacob M. Rudy.
Lillie Keller sold to Samuel Rabino-

peny to Jacob M. Rudy.

Lillie Keller sold to Samuel Rabinowitz 642 East Ninth street, a five story store tenement, 25x93.11.

Fanny Malbach sold to Manny W. Hecht 108 and 110 East 108th street, two four story store tenements, 51x100.11x Duff & Brown Company sold for

Max Mesner sold to Max Rosen 150
Orchard street, a five story tenement,
With stores, 25x87.10.
Henrietta Cohen sold to Himan
Fischer 105 Norfolk street, a five story
tinued To-day. store tenement, 25x100.

The Joral Realty Company sold to Alice M. Lyons 1473 and 1475 Amsterdam

Allco M. Lyons 1873 and 1475 Amsterdam avenue, two five story flats, 50x75.

Spear & Co. sold for Abraham Liebes-kind to Harry Well the five story tenement at 414 East Fifty-eighth street, half a block from the new Sutton place development. Charles Riegelman, attorney, represented the seller and Walter Wexler, attorney, represented the purchaser.

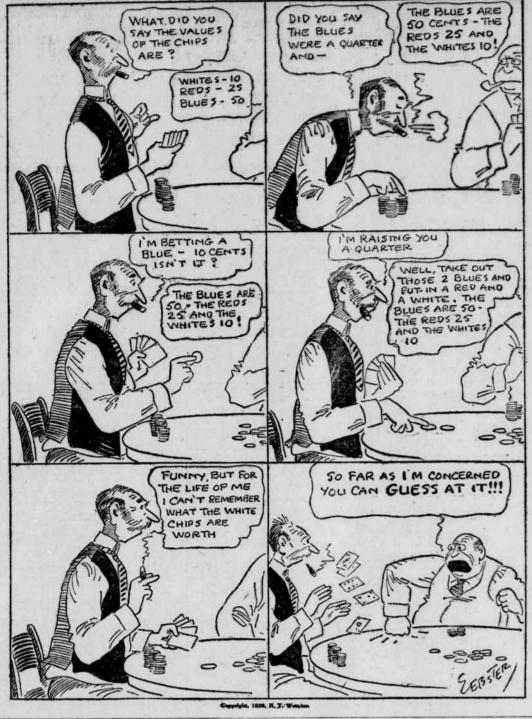
riage and who in reality was bidding against Mr. Baumann for possession of the property, in which Mr. Baumann's firm has been a tenant for many years.

Gronenberg & Leuchtag are preparing plans for two five story apartment houses, 150x150, for south side of West 164th street, 125 feet west of Broadway, for the Klein Improvement Company. The buildings will contain suites of three, four and five mean apparatus.

John D. McCarthy, by order of Jay S. Jones, referee, as the result of Supreme Court parillon proceedings, the vecant plots at the southwest corner of McLean and Caryl evenues and on the west side by Allison evenue, 100 feet north of McLean avenue.

Butler & Baldwin, Inc., have been appointed agents for the five story loft building at 12 West Fiftieth street.

Poker Portraits-The Man With the Feeble Memory



By order of Columbia University and the New York Hospital Joseph P. Day began the auction in the Vesey street salesrooms yesterday of 525 lots along the White Plains avenue subway and surface lines in the north Bronx. The property, which comprised the old Bathgate estate, was offered to 300 or more bidders who braved the downpour in the

riage and who in reality was bidding against Mr. Baumann for possession of the property, in which Mr. Baumann's firm has been a tenant for many years.

Two More Flats for the 'Heights.'

Two More Flats for the 'Heights.' Irving Berlin is the buyer of the build-ng at 29 West Forty-sixth street, sold

way, for the Klein Improvement Company. The buildings will contain suites of three, four and five room apartments, with twelve families on a floor, and will accommodate sixty-two families in both buildings. They will cost approximately \$225,000.

Deals Revealed in Transfers.

The Acadia Reality Company resold to Cella Schwartz 603-607 West Thirty-sixth street, a five story building, 75x 122 lx freegular.

The Kips Hay Brewing and Malting Company sold to Thomas Ward 309 East Thirty-ninth street, a five story tenement, 24,6x8x.9, for \$15,000.

The Columbia Trust Company sold to Thomas Ward 309 East Thirty-ninth street, a five story tenement, 24,6x8x.9, for \$15,000.

The Columbia Trust Company sold to Thomas Ward 309 East Thirty-ninth street, a five story tenement, 24,6x8x.9, for \$15,000.

ment, 24.6x88.9. for \$15,000.

The Columbia Trust Commany sold to Rose Gazone 270 Monroe street, a six ptory store tenement, 25x88.10, irregular, for \$17,000.

Harry M. and Jessie J. Goldberg sold to Nettle Meseritz 60 East 105th street.

M. Sour story flat, 25x109.11.

James Nash Webb & Co. were the brokers in the sale of the two three story dwellings at 165 and 167 East 118th street and the four two story dwellings at 7 to 13 Lincoln place.

Evelyn Floid, wife of Mashall Field, Jr., has acquired title to 3 and 5 East Sixty-ninth street, part of the site on

To-day's Anction Schedule.

Joseph P. Day, auctioneer, will sell at noon to-day at the entrance to the City Hall, Youkers, for the estate of the late 000 on the Grenoble, a seven story apart-

the Kings County Trust Company the five story flat at 542 West 133d street. BIDDERS BRAVE DELUGE PLANS FOR COTTON EXCHANGE. BIGGEST BRONX FLATS TO BUY LOTS IN BRONX New Home Will Be 23 Stories High and Will Cost \$2,250,000.

The erection of the new skyst aper ome for the Cotton Exchange, which has long been under contemplation, was brought a step nearer actuality yesterday through the filing of plans for a twenty-three story building which, it is estimated, will cost \$2,250,000. Donn Barber is the architect of the new building, which will replace the present one occupying the block front on William street between Beaver street and Hanstreet. street between Beaver street and Han-

over square.

According to the details filed with the Building Department, the building will house offices and banks. The exchange will be on the nineteenth floor. There will be a restaurant on the eighteesth

fifth street.

Cornelius G. Kolff sold for the estate of Henry P. Morrison four vacant lots at the southeast corner of Bement and Forest avenues. West New Brighton, S. L., to Gray B. Sullivan, who will erect

W. C. Teagle Buys at Greenwich. GREENWICH, Conn., June 30.—Walter Clark Teagle, president of the Standard Oil Company of New Jersey, has purchased the mansion of E. L. Marsten at Byran Shore here. The property consists of about fifty acres, faces the water front and was held at about \$900,000.

INSTRUCTION, COLLEGES, &C.

SERVE HUMANITY

nt your THOUGHT into ACTION and HIEVE greater things as DOCTOR OF HOPPACHIC. The GREATEST SERROFFACTION HOPE, HEALTH, HAP-CESS to human kind. This needs technical training. The foremost CHROPFACTION in the s the Y, COLLEGE OF CHIROPRACTIC 12nd St., N. Y. Phone Col. 4676, Write or call for literature.

LEARN LANGUAGES AT BERLITZ SCHOOL reeklyn: 218 Livingston Street REDUCED SUMMER RATES.

MACKENZIE SCHOOL MONROE, N. Y. Work and play for Boys at Lake Walton. Camp for Boys.

CAMP QUITO, CASCO LAKES, MAINE, condern equipment, all sys, modern equipment, all

rates reasonable; references C. G. WILLIAMBON, Hotel Po

SUBURBAN TRANSACTIONS.

Mountain Lakes, Inc., sold in Mountain akes, N. J., to Arthur Wynne an old emodelled farmhouse, with eight rooms servantless house on Pollard road, on a half acre plot, in a grove of cut leaf brick and red cedar trees. The house includes full electrical equipment, such as electric washing machine, electric vacuum cleaner, electric cooking range, electric lights and electric base plugs. Eugene V. Welsh sold the country estate of Dr. Emerson G. Curry, at New Vernon, N. J., to Charles Baker of Hastings & Baker of this city. The property comprises 114 acres, a residence and many outbuildings.

Chancey B. Griffen & Co. rented, furnished, for the summer, the five acre

Birdsall, broker.
M. A. Broderick leased upper part of

IN THE AUCTION ROOM. BY HENRY BRADY

of Big **Truck Auction**

Packards, 3 Ton Whites, 4 Ton Riker-Locomobile

> hasers Can Arrange Partial Paym SAMUEL MARX,

ern Borough.

Last Day

e New, Some Slightly Used, but A in Al Condition and Guaranteed

At Your Own Price Sale at 3 o'Clock This Afternoon at 515-527 W. 55th St.

Auctioneer
Office 115-117 W. 23d St. Tel. Watkins 9860
Sale Conducted by BENJAMIN MARX.

SOLD TO SPECULATOR

Trading Light in City's North-

The seven story elevator Mott Haven partment houses at 428 to 444 East 138th street and 425 to 443 East 137th street have been sold by Leslie R. Palmer to a client of David Lion. They are the largest apartments in the Bronx, occupying a site fronting 150 feet on each street and extending through the block for a distance of 200 feet. The property contains 720 rooms and eight stores and was valued at \$350,000. The

property contains 720 rooms and eight stores and was valued at \$350,000. The seller took back a ten year first mort-gage for \$240,000. Aaron Fishback was the broker.

Armstrong Bros. sold 331 East 188th street, a two story corner frame dwell-ing with garage, 25x90, for Stern Bros.; also to Robert C. Scott 4282 Katonah avenue, three story two family frame dwelling, 27x90.

ivenue, three story two family frame iwelling, 27x90.

A. W. Miller & Co. sold for a Mrs. Buhrman the southwest corner of Morris Park and Melville street, a five story new law apartment, 27x102.

M. L. and C. Ernst sold to Gussle Paker 496 Claremont Parkway, a four story triple flat with stores, 25x194. Hilmon & Smith negotiated the sale.

and bath, and with garage, on the Par-sippany road. The same developers sold to J. Herms of Brooklyn a six room servantless house on Pollard road, on a

ished, for the summer, the five acrestate of John F. Henry at Chappaqua, Y. Y. to Albert F. Tallmer of this city. Eustis L. Hopkins of Larchmont based the Irving Brokaw estate at Mill Seck, L. I., for the season through J. L. Medicall. Notice:

relling at 14 Philipse place, Yonkers, Y., for Mrs. Rose L. Farber to Mrs.

SALES AT AUCTION.

pancy. Excellent restaurant. 51/6 Ton Macks, 31/6 Ton

HOTEL THERESA 124th to 125th St. and 7th Ave HOTEL LUCERNE, 201 West 79th St. HOTEL WILLARD, 78th St. & West End Av. Beautiful Brownleigh Park,

Goshen, N. Y. miles from Dyckman st. ferry by auto Mrs. Grant Hugh Browne.

Company.
Tankoos, Smith & Co. leased for the Central Union Trust Company at a rental aggregating \$75,000 to the Schulte Cigar Stores Company stores in 9 and 11 New street, through to 74 Broadway; also stand space on the hall arcade.
Haggstrom-Callen Company leased space in the Simpson Building, Broadway and Sixty-seventh street, to the American Food Control System, Inc. Prince Cantacuzene Leases Suite.

Century Leasing Company rented to Prince Cantacuzene and his bride, the former Miss Clarissa Pelham Curtis of Boston, an apartment in the Park avenue section, which they will occupy in September. The same agency leased an apartment in 270 Park avenue to Dr. H. S. Oglivie for five years. Residential Leases.

Harris, Vought & Co. leased apart-ment in 80 Madison avenue to Pirle MacDonald, the Fifth avenue photogra-pher; also apartments in 258 Riverside Drive to Eugene Y. Sayer, John Herck Drive to Eugene Y. Sayer, John Herck and Louis C. Hahn.

Albert B. Ashforth, Inc., leased an apartment on the fifth floor of 469 Fourth avenue to Miss Elinor J. Grosse.

Malcolm E. Smith, Inc., leased apart-ments in 1 West Seventieth street to James N. Kennedy, Jr., Ralph K. Guinz-burg, Mrs. Josephine Creamer, Mrs. Vivian Foster De Pinna and Miss Ella McAleann.

McAle Childress Company leased the four story awelling at 119 West Ninety-fourth street for Eva B. Edwards to James J. McCann for five years.

HOTELS AND RESTAURANTS

Motel Bretton Mall

Broadway, 85th to 86th St.

Subway Station at 86th Street Cor.
Elevated Station—Two Blocks—86th St.
Largest and Most Attractive Midsoun Histi.
Convenient to All Shaps and
Theatres.

Fxceptionally large, quiet rooms with bath and spacious closets, giving all the comforts and advantages of the best N. Y. city hotels at reasonable rates. city hotels at reasonable rates, RESTAURANT OF HIGHEST STAND-ARD AT ATTRACTIVE PRICES.

Buckingham Hotel

Fifth Ave. & 50th St. OPPOSITE CATHEDRAL QUIET-REFINED-HOMELIKE Transient and Permanent Guests 1, 2 & 3 ROOMS at very attractive rates by day, week, month or season. Excellen: Restaurant, Club Break-fasts. Business Men's Luncheon, Frank W. Harriman.

2528 Broadway, bet. 94th & 95th 10 Minutes Subway Run from 42d St.
Two blocks from Riverside Drive
and Hudson River. Cook. clear air.
Rooms with bath, \$2.00 per day up Rooms with private bath \$3 per day up

Hotel Narragansett

Broadway, 93d to 94th St.
Suites of I to 4 Rooms and Baths
by Day, Week, Month or Year
SPECIAL SUNMER RATES,
gement of FRANK A. PETELER.
Telephone 630e Riverdies.

New York.

iently situated hotel.

HOTEL HAMILTON CITY REAL ESTATE. 73d St., East of Broadway GOODWIN : A newly constructed and conven-

Offers unusual rooms and suites for William G. MacLean, Inc. immediate or October first occu-RENTING SPECIALISTS

SELLING, MANAGEMENT, LEASING.

See BYRNE & BOWMAN, 30 E. 42d Es., for the sale, exchange or management your property. Mortgages negotiated. HOTEL WEYLIN E. Cor. 54th St. & Madison Av.

New York's Newest Smart Hotel. Permanent and Transient Suites. Special Summer Rates. GARAGE SITE 22, 24 and 26 Rose St. Hotel George Washington 116 WEST 72D ST. Wm. H. Whiting & Co. Fifteen Story Hotel, Absolutely Fireproof, Superbly appointed suites of 1 and 2 rooms, with bath, Translents or Lease, Special Summer Rates.

Spuyten Duyvil and Riverdale.

Above Harlem River. Fieldston ERDALE-ON-HUDSON New Tork City's most accessible subur-

Berough of Bronx-Sale or Rent.

BE A BEAVER. Build Your Home.
Time Is Wasting.
DOIJGLAS-GETTELL,

CITY REAL ESTATE. Borough of Brooklyn-Same or Rent.

VACANT HOME

REAL BARGAIN. 11 rooms: 60x100; 2 blocks Bay Parkway subway station, West End Line; 30 minutes Times Square: electricity, steam, newly decorated, enclosed porch; rofined residential section; bathing; boat club near by; all year home; giving it away at \$14,900; easy terms. For exact address and appointment phone or write NAT, 18 W. 120th St. Tel. Harlem \$940.

R. E. Patterson Specialist in INDUSTRIALS Borough of Queeus-Sale or Rent.

RICHMOND HILL Several new one family Colonial, six rooms and bath; plot 35x136; elegant; all improvements; fine section; near all trainit, schools co.; others. CLASSIC CONSTRUCTION CO. Myrtle and 140th et; also 84th av. and 115th et., Richmond Hill.

An advertisement in the Lost and

Found columns of THE NEW YORK HERALD offers a real possibility of

REAL ESTATE—OUT OF CITY. Long Island-Sale or Rent.

67 Liberty Street, New York City

Forest Kills Gardens

Houses and Villa Plots for Sale. 15 Minutes from Penna. Station. SAGE FOUNDATION HOMES CO. 47 W. 34th St., or Forest Hills, L. L.

OLD GARDEN CITY. y improved Restricted BuildingPlots. 40x100 and up. Terms Reasonable, arden City Company, Garden City, L. E.

1. G. WOLF, Exceptional bargains on the North Shera.

NORTH SHORE REAL ESTATE. L'ECLUSE, WASHBURN & CO., 25 East 40th St. Yanderbut 3350 Westchester-Sale or Rent.

HOUSE BARGAIN

PHONE YONKERS 3923